Design and Access Statement

For Capital Services

93 South Hill Park

27th July 2021

TATE
+ CO

Hello

This document is a Design and Access Statement for a Planning and Conservation Area application to Camden Council regarding a proposed refurbishment and extension to 93 South Hill Park, Hampstead, NW3 2SP.

The following sections describe the background to the project and the brief for the house, before explaining the existing site and its surroundings, including an outline heritage analysis. The next sections describe the proposed design and a description of the sustainability credentials along with design and material precedents.

We hope you find this document helpful to assist with understanding the proposals.

0

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1

1.0 INTRODUCTION & BRIEF

1.1
DOCUMENT SUMMARY

The purpose of this document is a Design and Access Statement for a proposed extension to 93 South Hill Park, Hampstead, NW3 2SP.

The first section in this report explains and analyses the existing site which sits within a Conservation Area. The document then explains the design rationale for the proposal including the appearance and technical design considerations.

93 South Hill Park rear garden

1.2

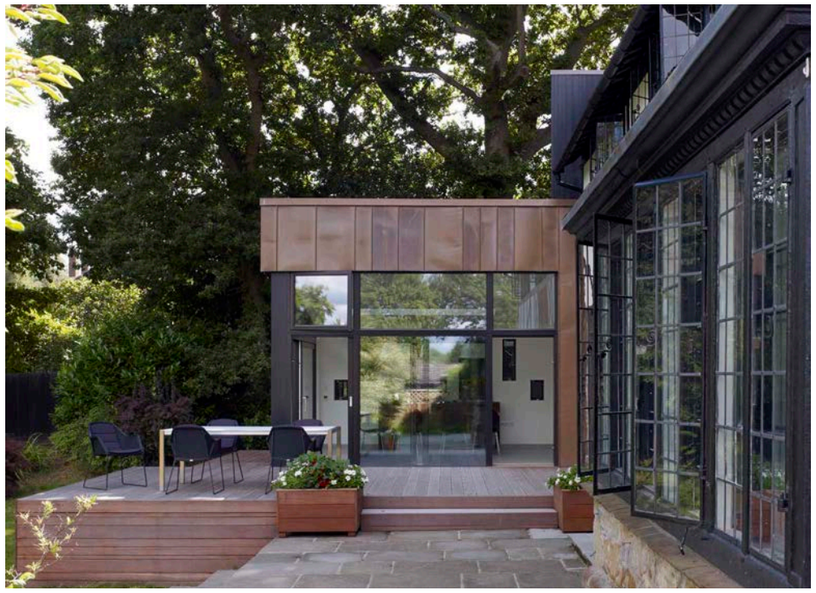
INTRODUCTION TO TATE + CO.

Tate + Co. Architects was founded in 2007. The practice has rapidly achieved an international reputation for sensitive, sustainable architecture, and has been published in architecture journals and national newspapers, and exhibited at a number of venues including the Royal Academy. We are currently working on a range of projects in the residential, educational and leisure sectors.

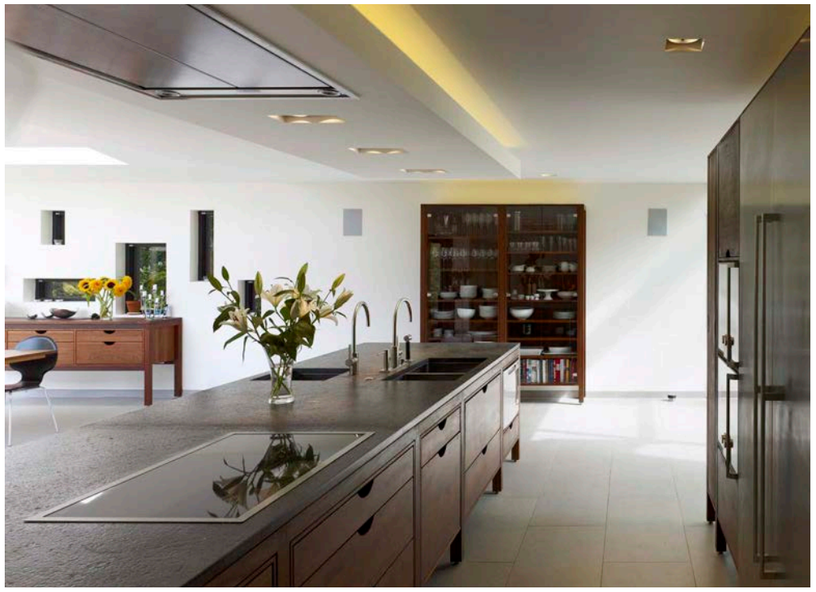
Selected Work: Hollin House

This extension to a locally listed Edwardian House in the Royal Tunbridge Wells Conservation Area includes a large open-plan kitchen and living area looking onto the garden, a new utility area and a new master bedroom.

The sustainable credentials of the property were improved by increasing the distribution of natural light, upgrading the fabric of the building and providing a completely new heating and services strategy, with the extension acting as a modern services 'plug-in' for the house.



Hollin House Exterior, Tate + Co.

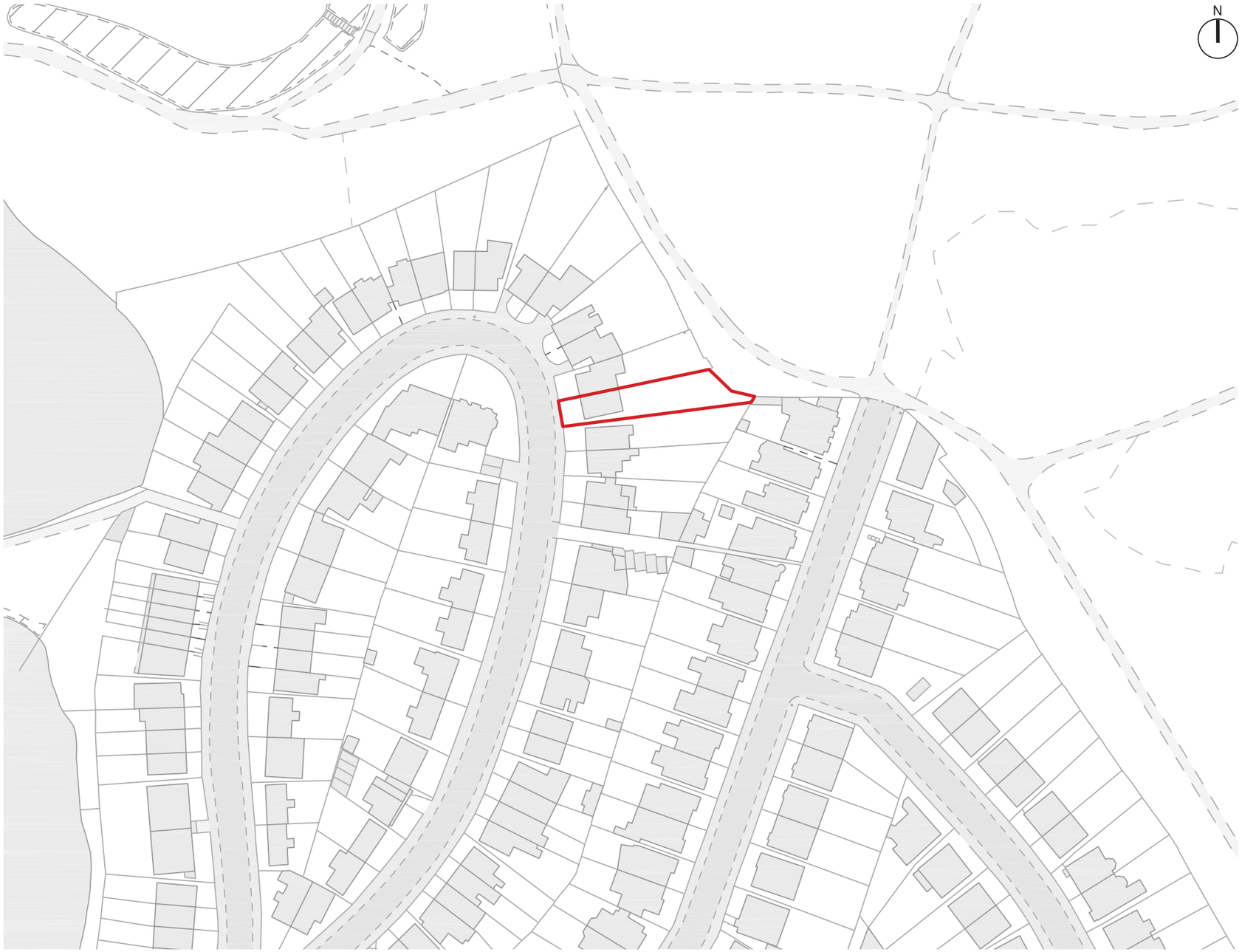


Hollin House Interior, Tate + Co.

1.3
SITE LOCATION

Site Address

93 South Hill Park,
Hampstead,
London,
NW3 2SP



Key

Site Boundary

Scale 1:1250

0 10 20 30 40 50 60 80 100m

1.4
SITE PHOTOGRAPHS

The context around the site is characterised by semi-detached townhouses featuring decorative windows, dormers, porches and entrance steps, complemented by garden walls.

Being situated within the northern part of South Hill Park, the site backs onto Hampstead Heath which is home to the Parliament Hill Viewpoint.

Existing Street Frontage

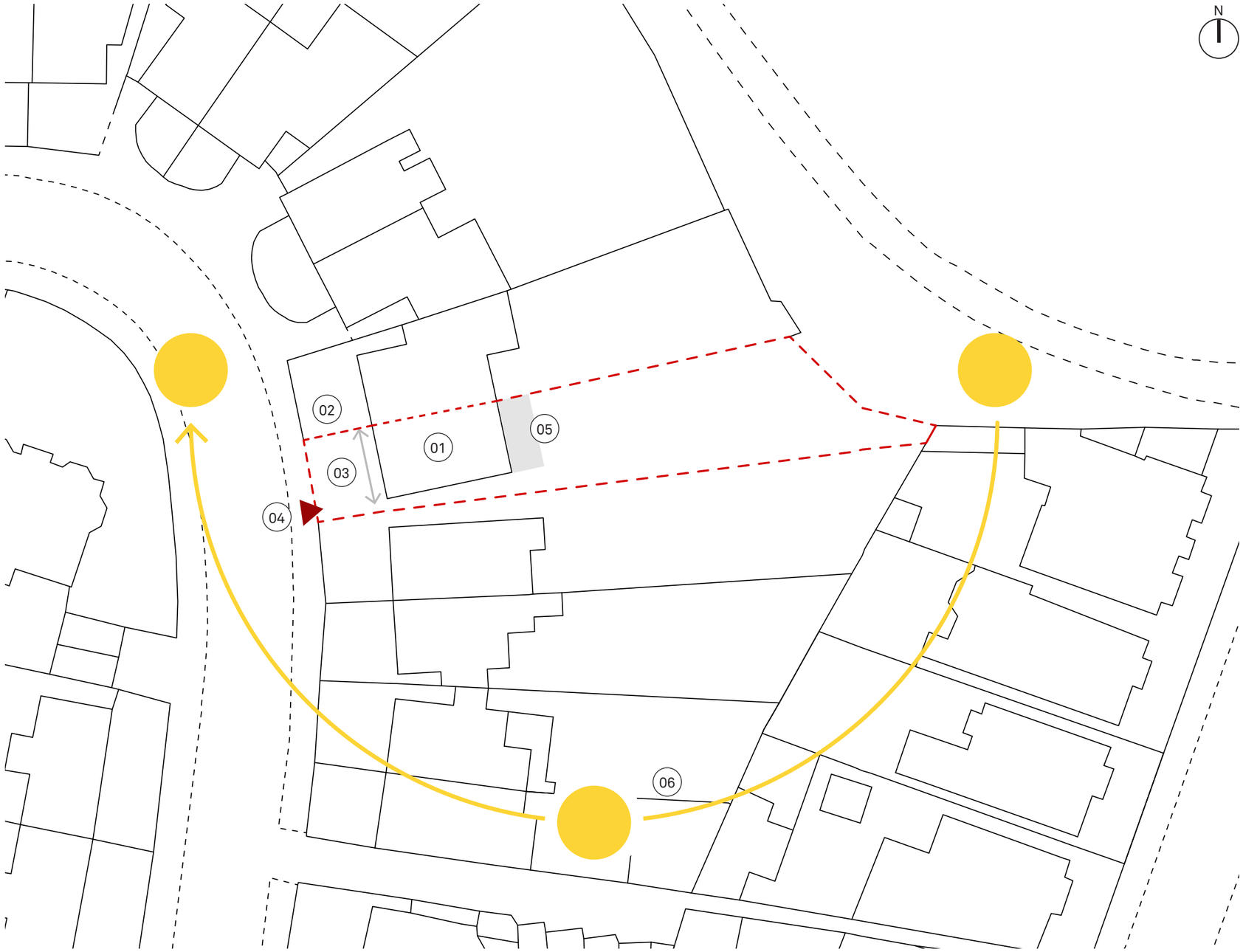
Existing Interior

Existing Rear Garden Raised Walkway

Existing Garden Shed

1.5
SITE ANALYSIS

The existing house fronts west with the rear facade to the east. There is a reasonably deep garden with a rising level to the east.



Key

01 93 South Hill Park
02 Site boundary
03 Retain character of front elevation
04 Primary site access
05 Possible area for extension
06 Sun path

Scale 1:500

0 30m

1.6

HERITAGE: CONSERVATION AREA

The site is situated within the South Hill Park Conservation Area which was designated by Camden Council in 1988. The Conservation Area Boundary illustrated on the right was highlighted in Camden Council's South Hill Park Conservation Area Statement.

Key

- Conservation Area Boundary
- Site Boundary

1.7
HERITAGE: CHARACTER

Camden Council's South Hill Park Conservation Area Statement describes the character of the area and outlines key features that are essential to this aforementioned character. Of particular note are the following two paragraphs pertaining to Roof Extensions and Rear Extensions.

ROOF EXTENSIONS
SHP15 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area... Any further extensions in the roof space should respect the integrity of existing roof form. Existing original details should be precisely matched.

REAR EXTENSIONS/CONSERVATORIES
SHP18 Extensions and conservatories can alter the balance and harmony of a property or group of properties by insensitive scale, design or inappropriate materials... In most cases such extensions should be no more than one storey in height...

South Hill Park Conservation Area Statement - Retaining Elevation Features

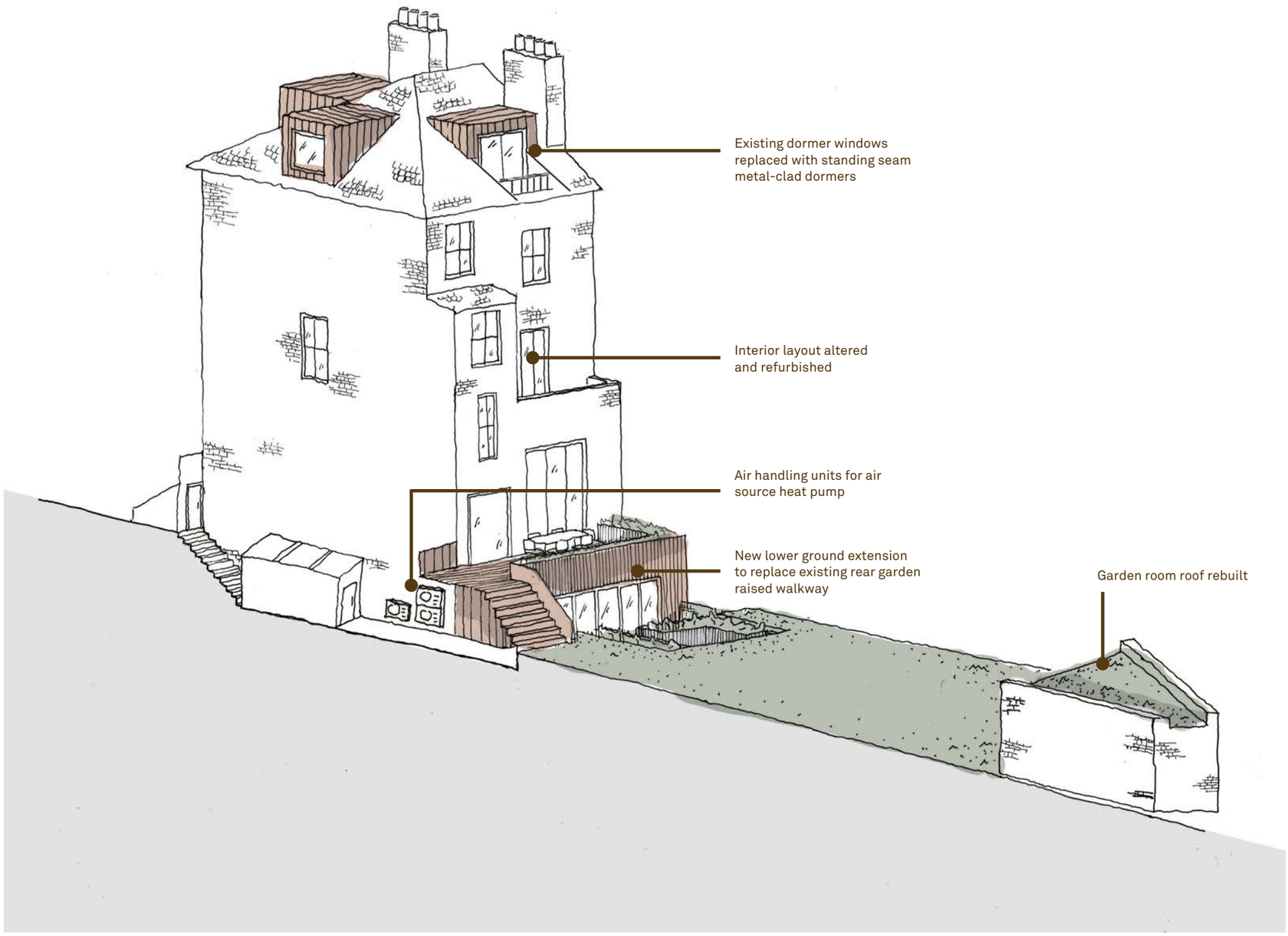
South Hill Park Conservation Area Statement - Photographs illustrating local Character

2

2.1
DESIGN SUMMARY

The client's brief is to alter and refurbish the interior layout of the house with a new extension on the lower ground floor to replace the existing rear garden raised walkway.

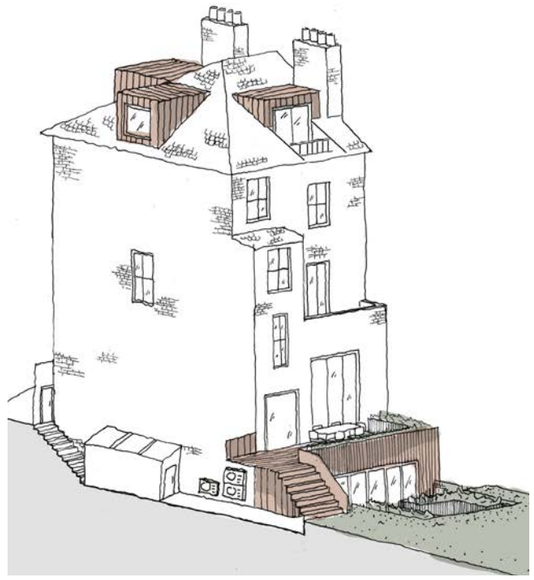
We are also improving the sustainability of the property by installing an air source heat pump, improving insulation and replacing existing single glazed sash windows with double glazed sash windows to match.



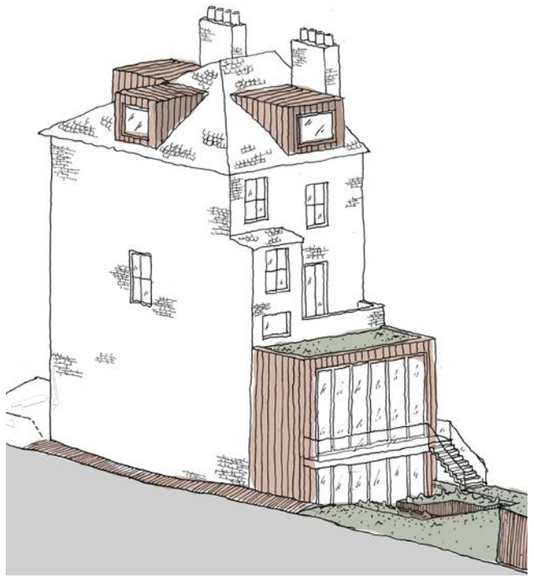
2.2
DESIGN DEVELOPMENT

A number of design options were considered. These explored varying heights for the extension in addition to different locations for the cycle store.

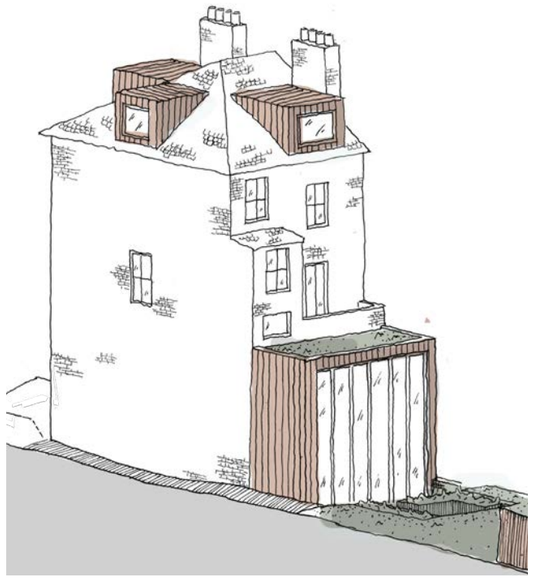
Ultimately the requirements set out in the Conservation Area Statement for rear extensions to be limited to one storey meant that Option 1 was the obvious choice.



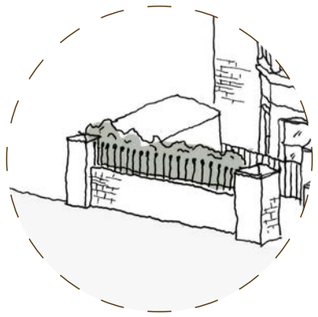
Option 1 - 1-storey extension with terrace



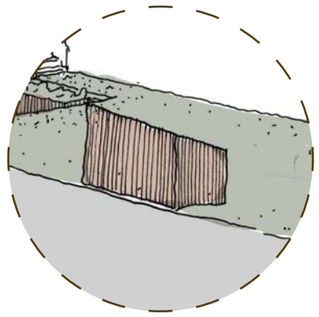
Option 2 - 2-storey extension with raised walkway



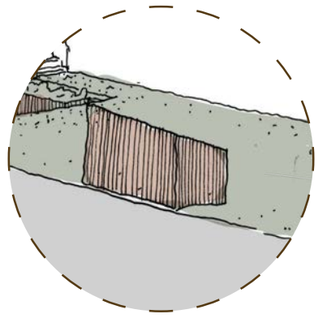
Option 3 - 2-storey extension without raised walkway



Option 1 - Cycle store at front of house



Option 2 - Cycle store in back garden



Option 3 - Cycle store in back garden

2.3
APPEARANCE

In keeping with the character of the Conservation Area, the materiality of the proposal shall maintain the use of the existing brick. The new rear garden extension and roof dormers will be clad in bronze.

Existing traditional windows and proposed windows will generally be traditional timber framed and double glazed windows in the standing seam metal-clad elements will be contemporary timber-framed metal-capped high performing glazed units.

Existing brick

New bronze coated copper cladding

Traditional sash window

Contemporary high performing glazing

2.4
SCALE

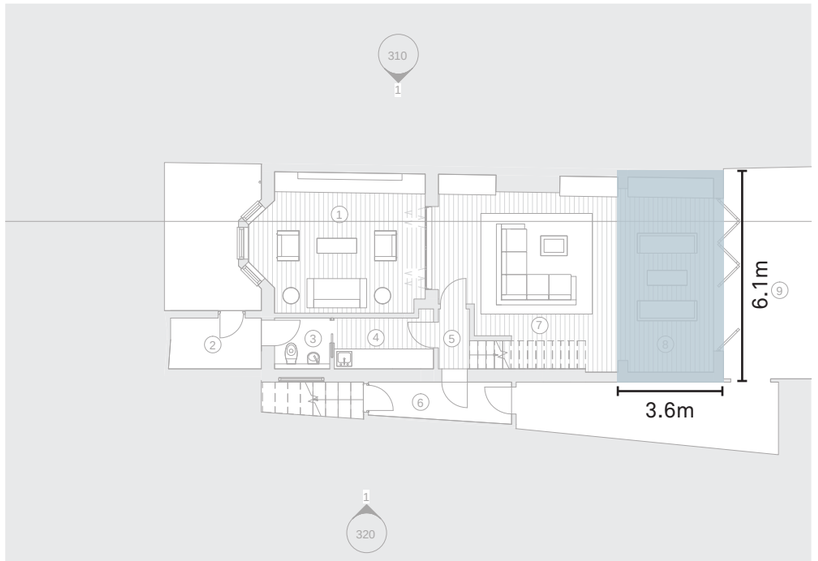
There are four key additions / alterations to the existing house in terms of works to the external fabric as follows:

New cycle and bin store – A new cycle and bin store set in the front garden area and set back from the existing refurbished wall and railing, so that the visual appearance of the front wall is maintained. The cycle and bin store will be a timber framed item, clad in bronze coated copper with a sedum green roof.

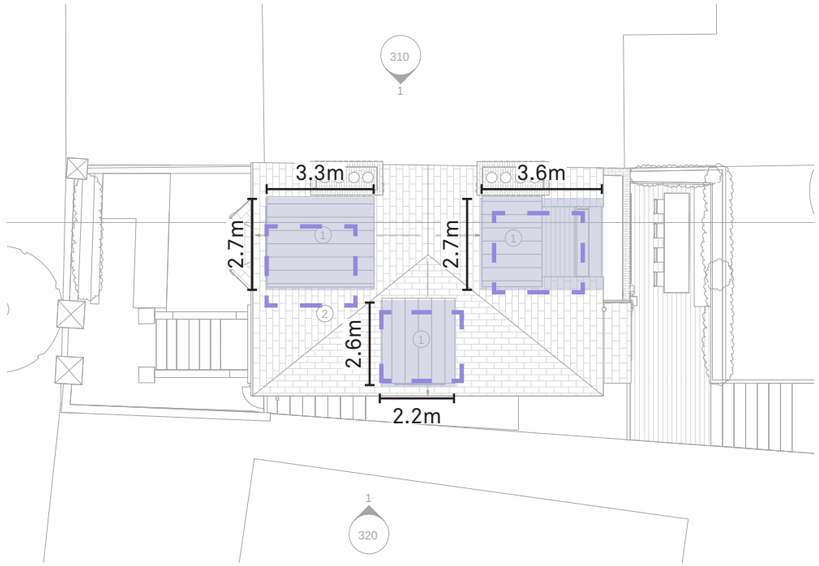
New extension to the rear – A rear extension to the lower ground floor area to extend the living room, with a terrace above to the ground floor (replacing the existing cantilevered metal terrace). The extension will be bronze coated copper clad, with a timber framed aluminium capped glazed folding / sliding door to the rear, and a new staircase from the upper ground floor terrace to access the garden.

Replacement dormer windows on the roof – The existing three dormer windows on the roof will be replaced with new dormer windows. These will be slightly larger in size and will be patinated bronze coated copper clad. They will maintain the integrity of the existing hipped roof. The rear dormer will incorporate a discreet 'Juliette' type balcony.

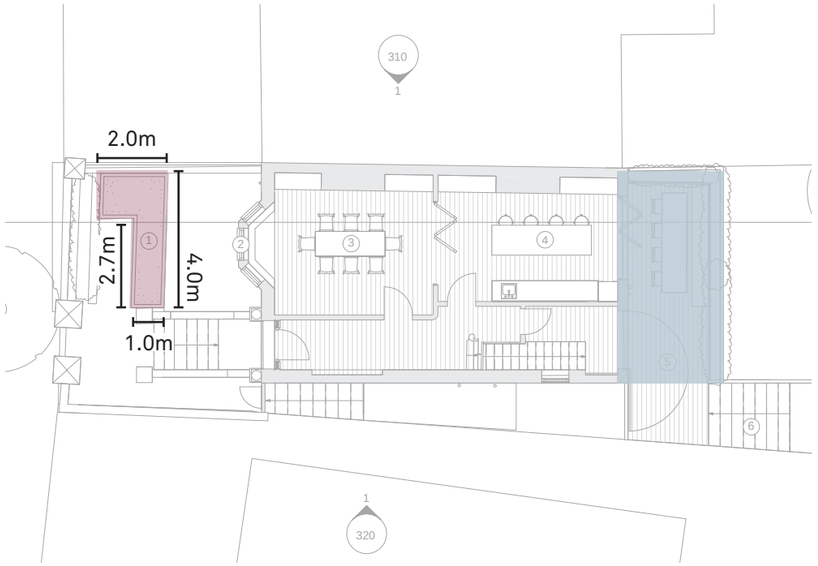
Re-built garden room – We intend to substantially re-build the garden room, maintained the existing brick walls but slightly raising the roof. The footprint of the existing garden room will be maintained as existing.



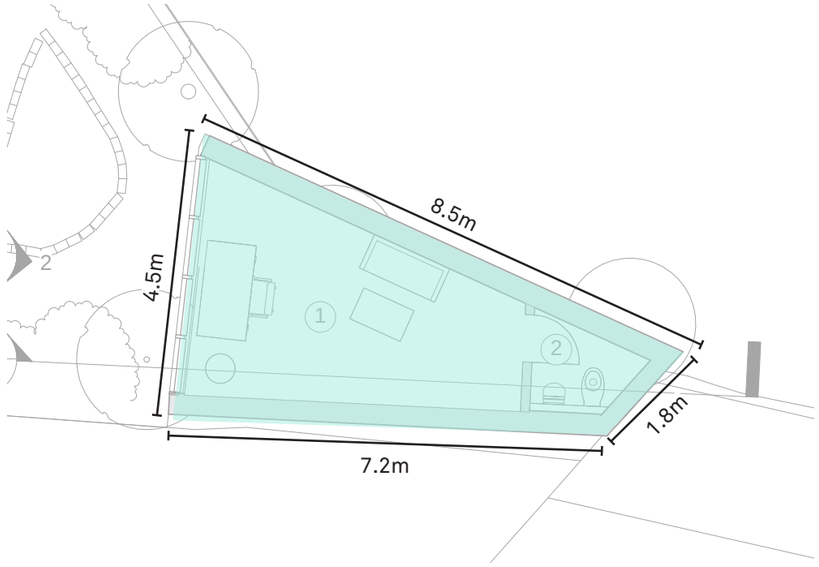
Proposed Lower Ground Floor



Proposed Roof



Proposed Ground Floor



Proposed Garden Room

Key: Extension · Cycle Store · Old Dormers (Removed) · New Dormer · Garden Room (Size Maintained)

2.5

PROPOSED FRONT ELEVATION SKETCH

The sketch on the right shows the proposed scheme fronting onto South Hill Park. We intend to generally refurbish the existing building and maintain the appearance of the house fronting onto the street with the following minor alterations to the building's appearance.

New cycle and bin store – As this is set back from the existing front garden wall we do not believe it will have any substantial impact on the existing streetscape.

Existing sash windows replaced with double glazed – We will ensure that the new double glazed sash windows precisely match the existing so as to not affect the visual appearance of the house.

Front and side dormer re-built – We intend to re-build the front and side dormers. These will be slightly larger with a quality patinated bronze coated copper cladding. The form and the existing hipped roof will be retained and protected to ensure the character of the front elevation is maintained.

2.6

PROPOSED REAR ELEVATION SKETCH

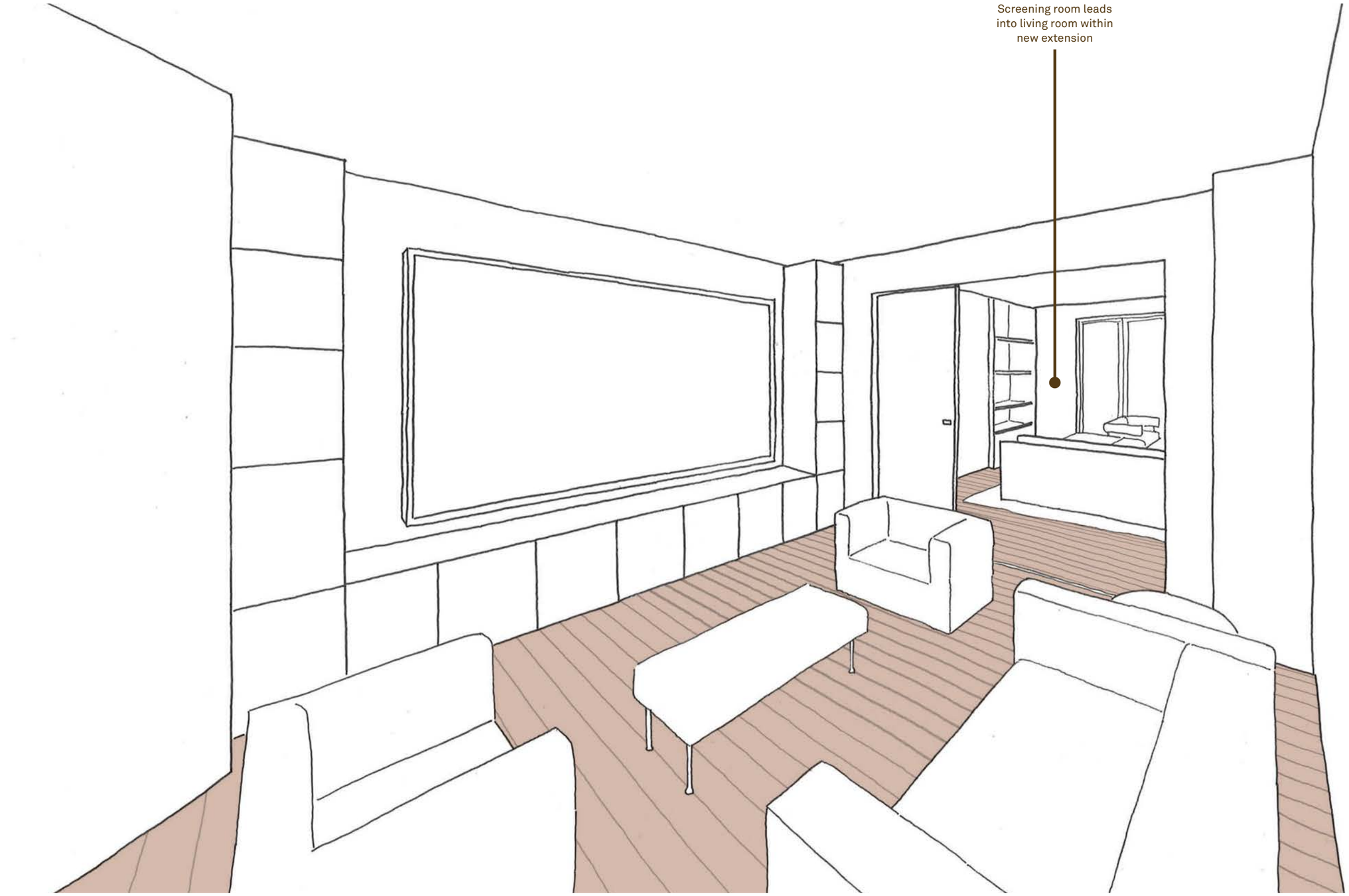
The sketch on the right shows the proposed rear elevation of the property. We intend to refurbish the existing building and generally maintain its appearance with the following key alterations.

Lower Ground Floor Extension – This would be patinated bronze coated copper clad, with timber framed, aluminium clad high performance glazed patio doors. This extension will also form a terrace on the ground floor level, with new aluminium capped timber framed patio doors to replace the existing contemporary patio doors and existing metal cantilevered terrace.

Replacement Windows – We proposed replacing two existing Sash Windows with a double-glazed versions to match, and replacing one contemporary window with a new traditional double glazed sash window.

Rear and side dormer re-built – We intend to re-build the rear and side dormers. These will be slightly larger with a quality patinated bronze coated copper cladding. The form and the existing hipped roof will be retained and protected. The rear dormer will include a discreet 'Juliette' style balcony with a painted metal balustrade.

2.7
LOWER GROUND FLOOR SCREENING ROOM



2.8
LOWER GROUND FLOOR LIVING ROOM

2.9
GROUND FLOOR DINING ROOM

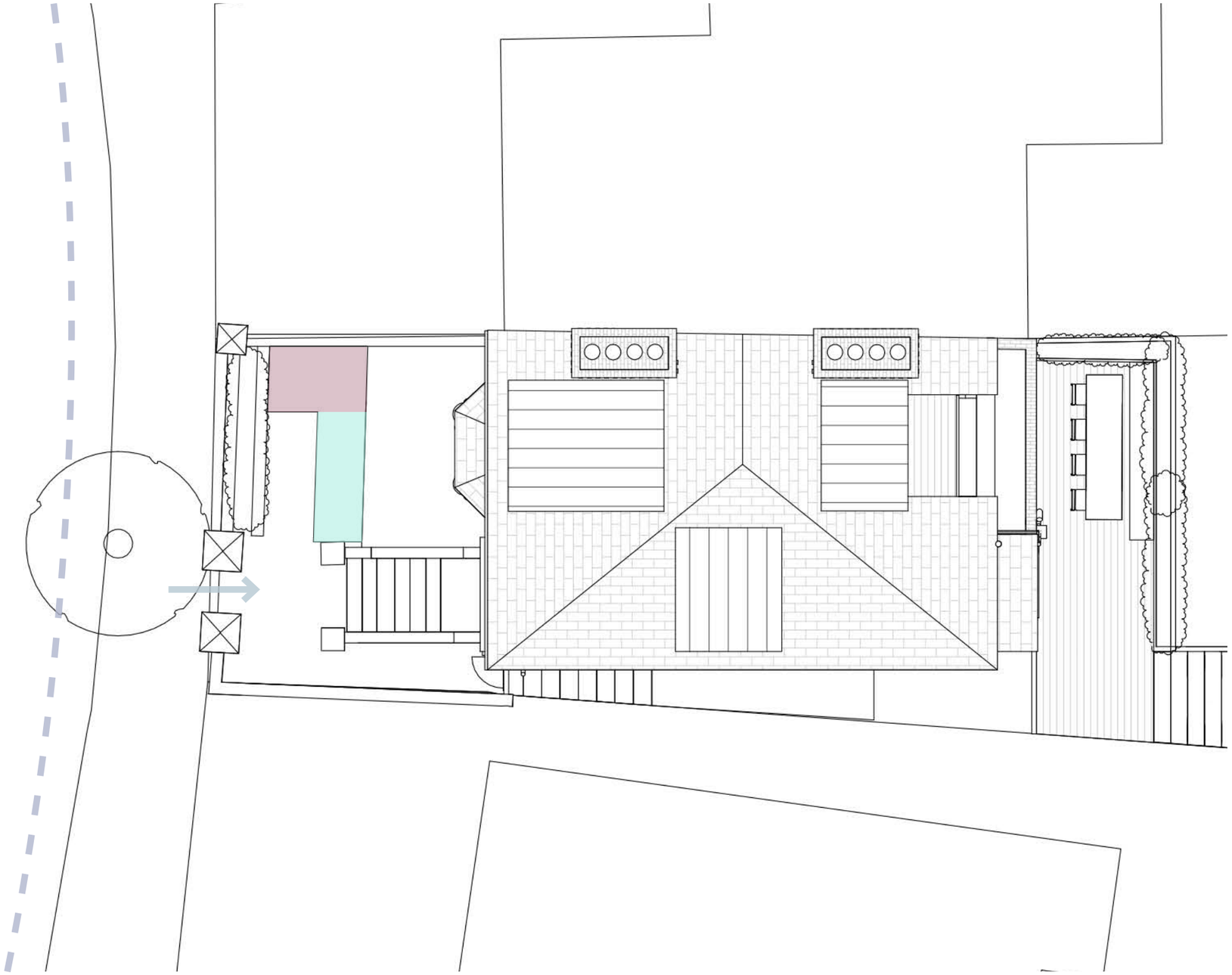
2.10
GROUND FLOOR KITCHEN

3

3.1
ACCESS

Pedestrian access into the main house would be retained with additional access to a new bin and cycle store. This will be located on a new Yorkstone paving, forming a level terrace.

There will be no direct vehicular access to the site but a strong connection to the road will be maintained.



Key

- Vehicular access
- Pedestrian access
- Cycle store
- Bin store

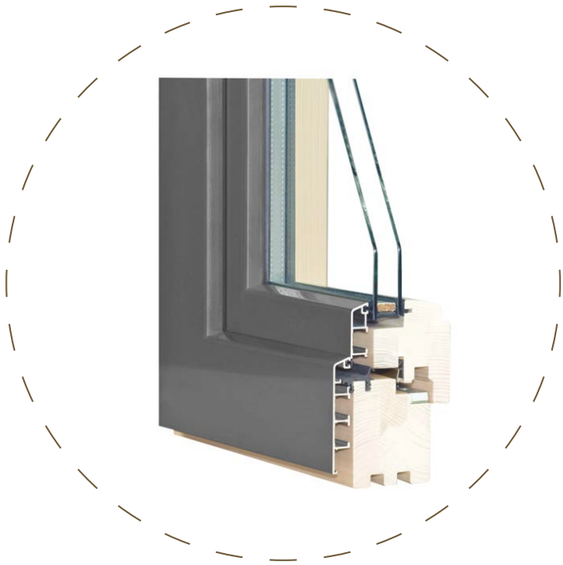
3.2
SUSTAINABILITY

The extension will aim to be a best practice example of sustainable construction. Alongside broader sustainability aims the design will use Passivhaus design techniques to ensure fabric first, energy-efficient construction and the lowest energy demand possible.

We will also improve the energy efficiency of the existing building through the replacement of the existing sash windows with double glazed units to match, as well as improving the insulation of the loft.

Our clients would like to install a renewable primary heat source not reliant on fossil fuel, they would also like to install an air source heat pump.

Water use will be reduced by minimising demand through low flow taps and dual flush toilets. The AECB water standards will be used as a guideline. Part of the water demand will be met using rainwater harvesting. The development will result in an overall net reduction of impermeable hard standing over the whole site.

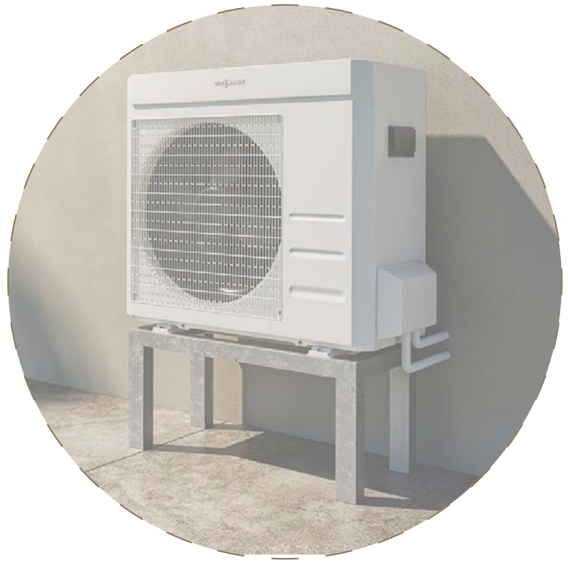


High Performance Windows

Low flow water fittings

Rainwater butt

Super insulation



Air Source Heat Pump

Design and Access Statement
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